

Farmhouse for sale in Sant'Angelo in Pontano

€ 200.000

Ref. 115150



300 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 13

Detached Country House with Land and Outbuilding - Sant'Angelo in Pontano (MC) For sale exclusively: a beautiful **detached country house** in a privileged panoramic position, offering 360° views over the rolling hills of Le Marche and the Sibillini mountain range.

The property includes **7,310 sqm of private land**, planted with numerous olive trees and various fruit trees.

Internal layout & outbuildings Lower Ground Floor (self-contained apartment - approx. 100 sqm):

- Independent entrance
- Living room
- Kitchen/dining area
- Double bedroom
- Twin bedroom
- Bathroom
- Storage room
- Direct access to **54 sqm** of storage/garage space, ideal as workshop, tool room or additional utility area

Ground Floor (main apartment - approx. 150 sqm):

- Entrance hall

- Hallway
- Spacious living room with fireplace
- Dining room with kitchen
- Double bedroom
- Twin bedroom
- Single bedroom
- Bathroom
- Balcony
- Attic space offering additional usable area

Outbuilding (approx. 50 sqm):

A few metres from the main house, ideal as a carport, workshop or agricultural tool shed.

The property is in **excellent condition**, fully connected to utilities (water, electricity, heating) and **ready to live in** with no urgent work required.

The large, well-maintained land is perfect for a family orchard, small olive grove or vegetable garden.

The location is peaceful, immersed in nature, with open countryside views - ideal as both a main residence and a holiday home.

Location Sant'Angelo in Pontano is located in the province of Macerata.

- Macerata: approx. 29 km
- Nearby towns: San Ginesio, Penna San Giovanni, Gualdo, Loro Piceno
- Well connected to main roads and larger towns with full services, shops, schools and healthcare

The village is rich in history, with ancient streets, traditional architecture and the quiet charm typical of the Marche countryside.

Why this property is an excellent opportunity

- Very spacious: **two independent apartments**, attic + large storage/garage spaces
- Extensive land, ideal for nature lovers
- Peaceful panoramic setting with easy access to services
- Perfect as a family residence, multi-generational home, holiday property, or rental investment

Certification

Energy Class: F

Features

Code: 115150	Reason: Sale
Categoria: Farmhouse	Address: Contrada Santa Maria Maddalena, 5
Municipality: Sant'Angelo in Pontano	Total Square Meters: 300 sq.m.
Bedrooms: 5	Bathrooms: 2
Rooms: 13	State of Preservation: Good
gas: 4	gas: 2
gas: Yes	Total Floors: 2
independent Heating: independent	Parking: Uncovered Parking
Age Construction: 1975	Current Status: free upon deed
Balconies: Present	Terrace: Present
Garden: Private	Max Number of Beds: 10
Double Beds: 3	Single Beds: 2
Kitchen: Regular Kitchen	Box: Double

Nearby

Spa	Football Fields
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Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices

















